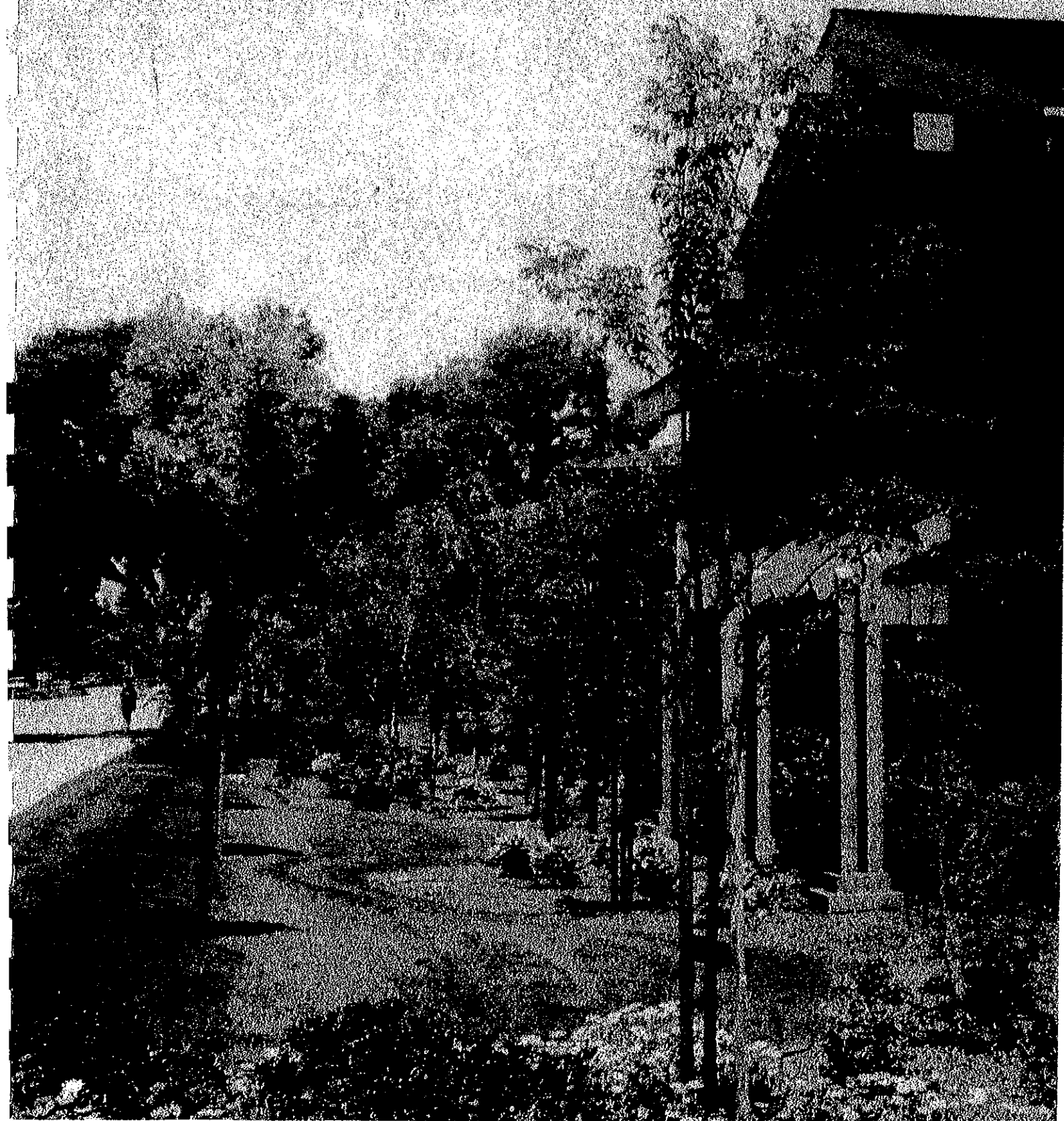


# LANDSCAPE GUIDELINES

CITY OF MOUNTAIN VIEW



# CITY OF MOUNTAIN VIEW

## LANDSCAPE GUIDELINES

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### INTRODUCTION

Mountain View's landscape guidelines supplement the City's Zoning Ordinance by providing detailed, yet flexible, direction regarding the preparation of landscape and irrigation plans. They contain minimum design parameters and area requirements. Higher standards and innovative designs are strongly encouraged.

The City's objectives are to enhance the appearance of development, buffer incompatible land uses, preserve the integrity of neighborhoods, conserve water, reduce heat and glare, prevent soil erosion, and provide safe and efficient pedestrian pathways.

### APPLICATION & PROCESS

These guidelines apply to all new commercial, industrial, and multiple-family residential projects; front yard landscaping in single-family projects with five or more units; renovations of existing commercial and industrial buildings; and projects requiring other entitlements (such as Conditional Use Permits or Variances).

All landscape plans are reviewed and approved by the Community Development Department. For larger developments, a conceptual landscape plan must be submitted for review and approval. After approval of the development project, a final landscape plan is prepared and submitted with the application for building permit.

### SUBMITTAL REQUIREMENTS

All landscape plans should be prepared by a landscape architect and have the following basic attributes:

1. Boundaries (all property lines, and street frontages to centerline)
2. Scale and dimensions (plans fully dimensioned to common scale)
3. Structures and parking (to match architectural, site, and civil plans)
4. Utility lines (water, sewer, storm, telecommunications, power, etc.)
5. Existing topographic lines (show proposed if grading is planned)

### CONCEPTUAL LANDSCAPE PLANS

Conceptual landscape plans are used to illustrate the basic attributes listed above; all existing trees labeled by type, size, and whether they will stay or be removed; and the scale, location, and characteristics of new plants. New landscapes may be highly generalized, simply indicating turf, ground cover, vines, flowering plants, shrubs, and evergreen or deciduous trees. However, a detailed plant palette may be requested for larger projects.

Every attempt should be made to preserve heritage trees and incorporate them into the new landscape plan (see Appendix A. Preservation of Heritage Trees).

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## LANDSCAPE GUIDELINES

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### FINAL LANDSCAPE PLANS

Final landscape plans include the basic attributes listed above, existing plants to remain, planting details (see Appendix B), and labels identifying all proposed plant materials. Proposed plants shall meet the minimum size, area, and spacing requirements of the Zoning Ordinance (see Appendix C), as further described herein. Other required items include the following:

1. Plant list (must include the species, number of plants by species, size, and if they are existing or proposed)
2. Hardscape (note color and material of any walkways or patios)
3. Water elements (fountains, pools, ponds, etc., if applicable)
4. Furniture (attach catalog copies of any benches, trash receptacles, planters, tree grates, bike racks, etc.)

Also, an arborist's report is required for all sites containing a heritage tree. The report should identify the species, size, location, and health of the tree. Preservation notes shall be included if the tree is to remain (see Appendix D).

### IRRIGATION SYSTEMS

Irrigation systems are required, and must be included with final landscape plans. Irrigation plans should identify all the components (e.g., meters, water lines, back-flow preventers), and water schedule (flow rate and pressure).

### PLANT SELECTION AND DESIGN

Plant selection should be based upon a consideration of the built environment, aesthetic objectives, functional aspects of the plant material, and water conservation.

When considering the built environment it is important to create views to accent points such as entrances, water features, and public art. Conversely, one should screen unattractive views and features, such as trash enclosures, backflow preventers, long walls and blank building facades. Landscaping can also be used to interrupt views into private yards and structures.

Aesthetic factors include variety (size, color, texture) seasonal characteristics (flower, fruit, deciduous or evergreen), and the rate and pattern of growth. Plants should be arranged to complement the existing landscape and the built environment with respect to scale, balance, and form.

The functional aspects of landscaping include shade, dust abatement, soil stabilization, sound absorption, heat and glare reduction, and wind screen.

Water conserving plants should be used on 50% of the landscape area (see Appendix E. Water Conserving Plant List). Annual color areas and/or turf are restricted to 1/3 the landscape area, and should be in highly visible areas or areas with frequent pedestrian use. Rock, tan bark, and other inorganic material may be combined with live plants, in limited, decorative ways.

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## LANDSCAPE GUIDELINES

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### SIZE, SPACING, AND LOCATION

Minimum plant sizes are flats or 1-gallon for ground cover (root cuttings are not allowed), 5-gallon for shrubs, 15-gallon for trees, and 36-inch box for heritage tree replacement.

Maximum spacing for ground cover is 12-inches on-center for flats and 24-inches on center for 1-gallon (all ground cover shall be triangularly spaced). Shrubs shall be three to five feet on-center. Generally, trees shall be spaced such that, at maturity, the drip lines do not overlap (except where a clustered effect is desired). Street trees shall be at 30 to 50 foot intervals (see Appendix F. Master Street Tree List).

All trees shall be at least five feet from domestic water lines and ten feet from sanitary sewer lines.

### GRADING AND TOPOGRAPHY

Mounding is encouraged as a way to screen parking lots and protect children's play areas from cars. Contours or spot elevations should indicate that the site will not drain across property lines, sidewalks, or driveways.

### SAFETY

Pedestrian areas should be separated from parking lots and driveways with mounding or poured-in-place, continuous concrete curbs. Plants should not obstruct views at street intersections or interfere with power lines.

### PARKING LOTS

The following development requirements apply to off-street parking lots:

1. Parking lots and driveways shall be separated from landscaping with continuous concrete curbs.
2. Screen planting shall be established along all perimeter property lines.
3. Shade trees shall be planted every third parking space.
4. Landscaped pockets shall project into parking lots every tenth space, where more than 15 spaces are provided in any linear direction. Each pocket shall be six feet wide and extend the length of the stall.

### ON-SITE AMENITIES

Multiple-family residential projects should include outdoor amenities, such as barbecues, picnic tables, tot lots, pools, or tennis courts. Large commercial and industrial projects should include outdoor eating areas and/or recreation equipment for employees.

### MAINTENANCE

Irrigation systems shall be carefully monitored to ensure ample watering of planted areas. General maintenance shall consist of regular watering, aerating, pruning, fertilizing, clearing of debris and weeds, and removal and replacement of dead plants.

# CITY OF MOUNTAIN VIEW

## APPENDIX A. PRESERVATION OF HERITAGE TREES

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### SEC. 32.23. Definitions.

For the purposes of this chapter, the following terms shall have the meaning ascribed to them in this section:

a. "Director" shall mean the director of the city's community services department or his/her designee.

b. "Drip line" shall mean the outermost edge of the tree's canopy. When depicted on a map, the drip line will appear as an irregular-shaped circle that follows the contour of the tree's branches as seen from overhead.

c. "Heritage tree" shall mean any one of the following:

1. A tree which has a trunk with a circumference of forty-eight (48") inches or more measured at fifty-four inches (54") above natural grade.

2. Any quercus (oak), sequoia (redwood), or cedrus (cedar) tree that is twelve inches (12") or more in circumference when measured at fifty-four inches (54") above natural grade.

3. A tree or grove of trees designated by resolution of the city council to be of special historical value or of significant community benefit.

d. "Owner" shall mean the owner of the real property on which the tree is situated as shown on the most recent county assessor roll, and includes any successor in interest to the owner.

e. "Permit" or "removal permit" or "heritage tree removal permit" may be used interchangeably and shall mean the permit required by Sec. 32.27 of this Article.

f. "Person" shall mean any individual, partnership, firm, association, corporation, and any agent, employees or representatives thereof.

g. "Proposed Decision" shall mean the decision of the director in nondevelopment-related removals.

h. "Removal" shall mean the physical removal of a tree or causing the death of a tree through damaging, poisoning, or other direct or indirect action, including excessive trimming, pruning or mutilation that sacrifices the health or diminishes the life expectancy of the tree(s).

### SEC. 32.23. Heritage tree preservation.

a. Any person who owns, controls, has custody or possession of any real property within the city shall maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of the chapter. Failure to do so shall constitute a violation of this section.

b. Except as otherwise provided by this Article, no person shall willfully injure, damage, destroy or move a heritage tree except pursuant to the terms and conditions of a permit granted pursuant to this Article.

c. **Construction/grading activity.** Any owner or person who conducts any grading or construction activity on property shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree. The director or the community development director may impose conditions on any city permit to require construction fencing and/or the use of protective grading methods to assure compliance with this section. In addition to said conditions, the following shall apply:

1. Except as otherwise provided in this Section, excavation adjacent to any heritage tree shall not be permitted where material damage to the root system may result. When proposed developments encroach into the drip line of any heritage tree, special construction techniques to allow the roots to breathe and obtain water may be required as a condition(s) to the approval of any application for a building

# CITY OF MOUNTAIN VIEW

## APPENDIX A. PRESERVATION OF HERITAGE TREES

zoning permit or removal permit.

2. The existing ground surface within four (4) feet (measured horizontally) of the base of any heritage tree shall not be cut, filled, compacted or pared except for existing, permitted encroachments such as sidewalks or as otherwise expressly approved by the community development director pursuant to an approved arborist's report. Tree wells may be used where advisable.

### SEC. 32.25. Council designation of heritage trees.

The council may, by resolution, designate any tree or grove of trees on private property as heritage trees. Prior to adoption of a resolution designating a tree or grove of trees on private property to be heritage trees as defined in Sec. 32.23(c), not less than ten (10) days' written notice shall be given personally or by certified mail to the owner.

### SEC. 32.26. Urban Forestry Board.

a. The Urban Forestry Board of the City of Mountain View is hereby created and shall consist of the members of the parks and recreation commission.

b. The Urban Forest Board shall have the following powers and duties:

1. Act as decision making body for heritage tree appeals in accordance with Sec. 32.30 of this chapter. Decisions of the Urban Forestry Board shall be final. The denial of a permit shall be with prejudice and the owner shall not reapply for removal of the same tree or trees for two (2) years from said denial, absent a material change in the circumstances affecting the tree(s).

2. Make recommendations to the city council regarding modifications to this Article.

3. Assist in the planning of urban forest management for the city.

4. Assist in the enforcement of this Article.

### SEC. 32.27. Permit required: Exemptions.

a. **Permit required.** No person shall cut down, destroy, remove or relocate any heritage tree growing on public or private property within the city limits, or on any city-owned property, unless a valid heritage tree removal permit has been granted by the city pursuant to this Article.

b. **Exemptions.** A permit is not required to cut, encroach, remove, or relocate a tree(s) under the following circumstances:

1. Trees damaged by thunderstorms, windstorms, floods, earthquakes, fires or natural disasters and determined to be dangerous by a peace officer, firefighter, civil defense official or code enforcement officer acting in their official capacity. The owner shall notify the director within five days of any action taken with respect to the emergency; or

2. When removal is determined necessary by fire department personnel actively engaged in fighting a fire.

c. **Process.** Permits for development-related removals shall be secured pursuant to Sec. 32.29. Permits for nondevelopment-related removals shall be secured pursuant to Sec. 32.30. Sec. 32.31 shall apply to all removal permits. Permits granted must be inaugurated within one hundred eighty (180) days of issuance. Illegal or unauthorized removals shall also require a permit pursuant to this Article.

### SEC. 32.28. Application for removal permits: Procedure.

The application for a heritage tree removal permit shall specify the number, species size, and exact location of the tree or trees involved, a brief statement of the reason for the requested action, as well as any other pertinent

# CITY OF MOUNTAIN VIEW

## APPENDIX A. PRESERVATION OF HERITAGE TREES

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information as may be required by the city. The applicant may be required to provide a plot plan or survey drawn to scale depicting the tree(s) and any improvements on the property.

### **SEC. 32.29. Permits: Development-related removals.**

a. Removal permits required to facilitate new construction, development, renovation or redevelopment, including building permits, shall be filed with the community development department of the city. The application shall be filed and processed concurrent with any other applications(s) for development entitlements.

#### **b. Processing.**

1. The community development department shall review and decide all removal permits filed pursuant to Sec. 32.29(a). The permit application shall be referred to the director for review and comment before action is taken. The application shall be approved, denied or conditionally approved by the official or hearing body that acts on the companion development permits.

(a) Removal permits associated with construction requiring only a building permit shall be reviewed through the SPAR process.

(b) In no event shall a tree or trees, approved for removal pursuant to this section, be removed prior to the issuance of a building permit for the project.

#### **c. Appeals.**

1. Development-related applications are appealable in the same manner as other or accompanying permit entitlements required for the proposed development, except where the only other permit required is a building permit. In that case, the Urban Forestry Board shall hear and decide the appeal. Notices for development-related removal permits (except build

ing permits) shall be conducted in the same manner as the companion permits. Posting of the decision on the removal permit shall occur within two (2) days of the decision, and said posting shall comply with the requirements set forth in Sec. 32.30(b)(i).

### **SEC. 32.30. Permits: Non-Development related removals.**

a. **Non-Development related removals.** Applications for a removal permit not related to development entitlements and/or building permits shall be filed with the community services department.

b. The director shall have approval authority, subject to appeal, with respect to non-development-related removal permits. The director shall render a proposed decision on the application.

(i) **Notice of action.** Notice of the proposed decision on the application for such permit shall be made by posting on the tree (or if relating to a grove of trees by posting upon one of the trees) and by personal delivery or certified mail to the owner and by personal delivery or first class mail to any person who has filed with the director a written request for such notice, which request includes his/her mailing address.

c. **Appeals.** Nondevelopment-related removal applications are appealable by or to the Urban Forestry Board.

(i) **Appeals.** Any person aggrieved or affected by such decision, including a member of the city council or the Urban Forestry Board, may appeal the decision by filing a written notice of appeal with the city clerk and paying the requisite appeal fee within ten (10) days, excluding Saturdays, Sundays and holidays, after the posting and mailing of such notice.

If no appeal is filed within such time, the permit shall issue as indicated in the notice of proposed decision. An appeal shall automati-

# CITY OF MOUNTAIN VIEW

## APPENDIX A. PRESERVATION OF HERITAGE TREES

cally stay issuance or denial of the permit until

the appeal has been completed. A member of the city council or Urban Forestry Board shall be exempt from the appeal fee and shall be deemed to be appealing on behalf of the council or board, as may be applicable.

### **SEC. 32.31. Criteria for removal: Conditions: Findings.**

a. **Criteria for removal.** The determination on each application shall be based upon the following criteria, as applicable:

1. The condition of the tree with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services; and whether or not the tree acts as a host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite.

2. The necessity of the requested action to construct improvements or otherwise allow economic or other enjoyment of the property; however, economic enjoyment does not include the cost of tree maintenance.

3. The topography of land and effect of the requested action on erosion, soil retention, water retention, and diversion or increased flow of surface waters.

4. The number, species, size and location of existing trees in the area and the effect of the requested action in terms of providing shade, noise buffers, protection from wind damage, air pollution, historic value, and scenic beauty upon the health, safety, prosperity, historic values and general welfare of the area and the city as a whole.

5. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.

b. **Conditions of approval.** Approval of an application for a permit may include reason-

able conditions to insure compliance with the

content and purpose of this Article such as, but not limited to:

1. Requiring the replacement or placement of an additional tree or trees on the subject property to offset the loss of a tree, limbs, or encroachment into the drip line. If a permit is denied or conditions attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the above standards.

2. Construction fencing or barriers to protect adjacent heritage trees or other landscaping.

3. Protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.

4. Posting of a security bond to ensure that replacement trees are planted and become established (one year after planting) and to compensate for the lost trees due to illegal removal.

5. The relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.

6. A condition requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.

7. Payment of a fee or donation of a boxed tree(s) to the city or other public agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site or off-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.

### **SEC. 32.32. Emergencies.**

a. In case of emergency caused by the hazardous or dangerous condition of a tree requiring

# CITY OF MOUNTAIN VIEW

## APPENDIX A. PRESERVATION OF HERITAGE TREES

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immediate action for the safety of life or property, a tree may be removed upon the order of the director or any member of the police or fire department without the necessity of an application hereunder.

b. Employees of the city, during an emergency, may take such action with regard to trees on city owned property as may be necessary to maintain the safety of city operations and/or the safe conditions of city property, without the necessity of applying for a permit hereunder.

c. Public utilities subject to the jurisdiction of the Public Utilities Commission of the State of California may also take such action as may be necessary to comply with the safety regulations of said commission and as may be reasonably necessary to maintain a safe operation of their facilities without the necessity of applying for a permit hereunder.

### **SEC. 32.33. Nonliability of city.**

Nothing in this Article shall be deemed to impose liability for damages or a duty of care of maintenance upon the city or upon any of its officers or employees. The person in possession of any public property or the owner of any private property shall have the duty to keep heritage trees upon the property in a safe, healthy condition, except as provided in Sec. 32.27(b). Any person who believes that a tree located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or structural improvements on-site or off-site shall secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm, provided those safeguards or supports do not damage the tree or otherwise violate the purposes of this Article.

### **SEC. 32.34. Tree valuation.**

For purposes of replacement for trees removed, the method of valuation shall be the "Standards for Valuation of Amenity Trees" of

the International Society of Arboriculture. These standards shall apply to those trees removed without a permit as well as those removed with a permit, which require on-site or off-site replacements of similar value for the trees removed.

### **SEC. 32.35. Violation: Penalties and restitution.**

#### **a. Penalty.**

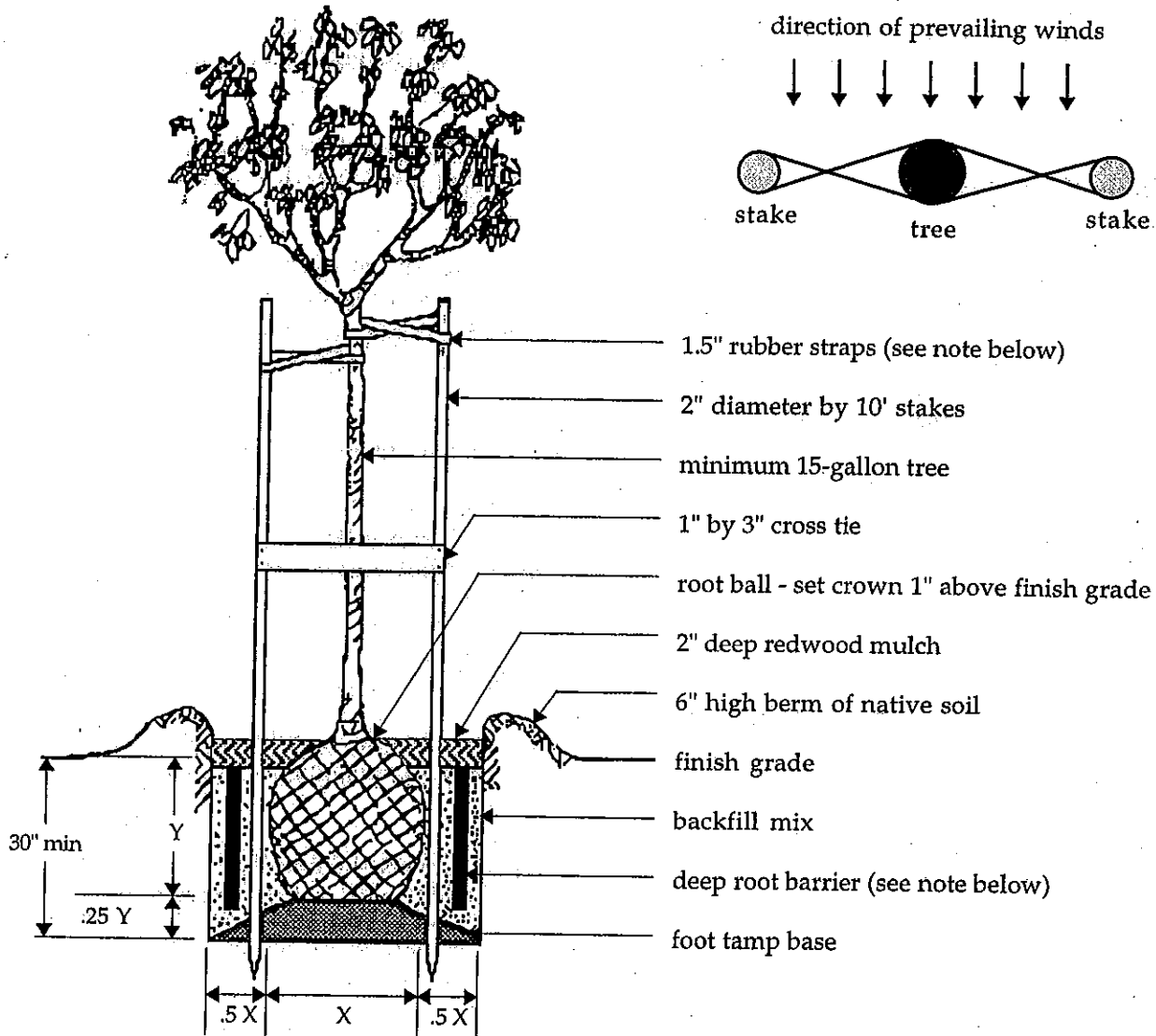
Any violation of this Article shall be deemed a misdemeanor, punishable as set forth in the City Charter.

#### **b. Restitution.**

It has been determined that heritage trees within the city are valuable assets to the citizens of Mountain View and the neighboring communities and coexist with trees owned by all other persons within the community. The loss or damage to any of these trees results in a loss to other members of the public who maintain their trees in a healthy and safe condition. Therefore, the loss or damage to any of these trees will require the public to be recompensed. In addition to any penalties provided by Subsection (a) above, any person, any owner or any person who cuts, damages or removes any tree in violation of the terms of this Article shall be responsible for proper restitution in the form of replacement trees or fees in lieu of replacement. The number, size and location of said equivalent replacement heritage tree(s) shall be determined by the director or other hearing body, as applicable.

# CITY OF MOUNTAIN VIEW

## APPENDIX B. TREE PLANTING DETAIL



### Notes:

1. Deep root barriers shall be installed around all trees planted within six feet of a permanent structure (building foundation, sidewalk, driveway, curb, etc.).
2. Slow release fertilizer pellets shall be placed between the root ball and back fill mix.
3. Rubber straps shall be anchored to tree stakes with 14-gauge wire.
4. Tree stakes shall be driven at least one foot below the root ball.

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## APPENDIX C. ZONING DISTRICT REQUIREMENTS

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The following landscape standards have been established by Chapter 36 of the Mountain View City Code.

### **R1 (Single-Family Residential)**

Fifty percent of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second-story additions.

### **R2 (Two-Family Residential)**

Fifty percent of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second-story additions.

### **R2M (Mobile Home Park)**

A minimum 10-foot wide screen planting shall be established between the mobile home park and peripheral property lines.

A minimum 15-foot wide landscape buffer shall be provided along all street frontages.

A minimum of 20% of the total site area for each mobile home shall be permanently landscaped.

A minimum of 45% of the total common area(s) of a mobile home park shall be permanently landscaped.

At least one 15-gallon tree shall be provided on each mobile home lot.

### **R3 (Multiple-Family Residential)**

Fifty-five percent of the total site area of a multi-family complex shall be permanently landscaped.

Forty-five percent of the total site area of a townhouse complex shall be permanently

landscaped. Landscape strips or tree pockets smaller than 25 square feet do not count toward this requirement.

Twenty-five percent of the total site area of an R3D development shall be permanently landscaped.

A significant portion of the landscaped areas within multi-family complexes should be visible from the public street and contribute to the neighborhood character.

### **CN (Neighborhood Commercial)**

Ten percent of properties less than 15,000 square feet shall be landscaped. Fifteen percent of properties of 15,000 square feet and larger shall be landscaped.

A minimum 10-foot wide landscape buffer shall be provided along all street frontages.

A minimum five-foot wide screen planting shall be established along all interior property lines.

Landscaped pockets shall project into parking lots every tenth space, where more than 15 spaces are provided in any linear direction. Each pocket shall be six feet wide and extend the length of the stall.

Adequate landscaping shall be provided within parking areas for significant shade and visual relief (i.e., one tree for every three spaces, and one tree in each projecting islands).

Two feet of the parking stall depth may be landscaped with low-growth, hearty materials (in lieu of asphalt) and serve as a bumper over-hang.

### **CG (General Commercial)**

No zone-specific requirements, except as required through Development Review, in accordance with these Landscape Guidelines.

# CITY OF MOUNTAIN VIEW

## APPENDIX C. ZONING DISTRICT REQUIREMENTS

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### C3 (Arterial Commercial)

Residential uses on sites larger than 15,000 square feet shall have a minimum landscape area equal to, or greater than, 25% of the site.

Twenty-five percent of non-mixed use residential sites, with more than four units, shall be permanently landscaped.

Commercial uses on sites less than 15,000 square feet shall have a minimum landscape area equal to, or greater than, 10% of the total site. Commercial uses on sites 15,000 square feet and larger shall have a minimum landscape area equal to, or greater than, 15% of the total site.

A 10-foot wide landscape buffer shall be provided along the street in front of parking, which should be increased to 20 feet on deep (e.g., 200 feet or more) and/or large (e.g., 15,000 square feet or more) sites.

Five feet of side yard landscaping shall be provided next to all parking areas.

Property lines bordering residential zoning districts shall have a seven foot sound wall and a ten foot landscaped setback, including trees at least every 20 feet.

### O (Administrative and Professional Office)

No zone-specific requirements, except as required through Development Review, in accordance with these Landscape Guidelines.

### ML (Limited Industrial)

A minimum of 15% of interior lots, and 20% of corner lots shall be permanently landscaped.

Two-thirds of the front yard setback shall be landscaped, and corner parcels shall provide 10 feet of front yard landscaping along street-side yards.

### MM (General Industrial)

A minimum of 50% of the front yard setback and 10% of the total site area shall be permanently landscaped.

Corner lots shall provide 10 feet of landscaping along street-side yards.

### PF (Public Facilities)

Open green area shall occupy no less than 55% of the lot.

# CITY OF MOUNTAIN VIEW

## APPENDIX D. ARBORIST REPORT GUIDELINES

(a) Tree evaluation: Written comments: The report must identify all trees evaluated by genus and species, trunk circumference as measured 54" above grade, tree height and canopy, tree health including structure, root zone, evident diseases if any, apparent age and likely longevity and any other pertinent cultural characteristics relevant to tree evaluation.

The report shall outline the likely effects of the proposed construction on tree health and longevity, and any special measures which may serve to minimize the impacts of construction on these trees e.g., pier and beam foundations, relocating buildings, porous paving, dry wells, etc.

Graphic description: The report shall include a site plan with all existing trees shown, indicating trunk location and size canopy outline, the proposed footprints of principal and accessory buildings, patios, driveways, and other paved surfaces. (This can be accomplished by screening the proposed site plan over the civil engineer's site survey.)

The report shall also delineate the areas of the site reserved for storage of construction materials before during and after construction. Proposed storage areas shall be located in areas that are adequate for the likely amount of materials to be on site and may not encroach into the driplines of those trees to be preserved.

(b) Tree maintenance required prior to commencing construction: In this section of the plan the arborist shall address those measures which must be implemented immediately including any trimming, irrigation, fertilization or other maintenance required to maintain or restore tree health. Plans for trimming and maintenance of any Street or Heritage tree must be approved by the Parks Department prior to commencing any trimming or other maintenance.

(c) Tree protection during construction: The arborist shall prepare a detailed program for tree protection during construction which addresses the following issues:

1. Protective fencing: all trees to be saved shall be fenced at the drip line with six foot tall temporary fencing. Notes on the plan must

specify name, address and telephone number of the person responsible for installation and maintenance of the fence. Detailed drawings shall be included which show clearly in plan, tree by tree the location of the protective fencing. In addition an elevation drawing shall be included which adequately describes the fence materials and how they will be organized about the trees.

2. A detailed list of activities which are prohibited within the drip line of the trees to be saved during construction: Storage of materials; Dumping of plaster, paint, thinner, adhesives, grout, or water from any clean up of the above; Operation of equipment or any other activity likely to cause compaction; Raising or lowering grade within the drip line of the tree, Any other activities likely to damage the canopy, trunk or root system of the trees to be saved.

3. Tree maintenance during construction: shall be outline with a timetable specified. This includes any trimming, irrigation, fertilization or other maintenance necessary. All trimming of roots and/or canopy must conform to ISA pruning standards and be performed by an approved licensed arborist. The arborist shall contact the Planning Division at least 48 hours prior to commencing work.

(d) The arborist shall conduct an inspection during construction and one final inspection and submit a report during construction and a post-construction report which describe the condition of the trees to be preserved and if the required protection measures have been adhered to.

If at any point during the construction process, the City or the arborist determines that the conditions of the tree preservation plan have been violated, the City will issue a stop work order for the project and an assessment of how to proceed will be determined by the arborist and the City. If the post-construction arborist report indicates that the trees which were required to be preserved have not been cared for as outlined in the approved report and will not survive, then the applicant shall replace these trees at a ratio of three to one (3:1) with specimen trees approved by the Parks Division.

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## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Trees</b>	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
<b>Aesculus californica</b> California Buckeye	25'-35' x 25'-40' Round Crown	D	Sun	Rapid	Palm shaped leaves 3"-6" long, 8" flower spikes in April; non-edible fruit; stream-side tree.
<b>Agonis Flexuosa</b> Peppermint Tree	25'-35' x 20' Round Crown	E	Sun	Medium	Good patio tree with willow like leaves which smell like peppermint when crushed.
<b>Albizia julibrissin</b> Silk Tree	25'-30' x 30' Flat Top	D	Sun	Rapid	Messy pods and flower litter; last tree to leaf out in spring; best in ground cover areas.
<b>Alnus Cordata</b> Italian Alder	25'-30' x 20' Pyramidal	D	Sun	Medium	Medium scale screen tree; makes messy catkins; invasive roots
<b>Cedrus deodora</b> Deodar Cedar	80' x 40' Conical	E	Sun	Rapid	Large, dense screen or windbreak tree; soft texture.
<b>Cedrus atlantica</b> Atlantic Cedar	40'-60' x 20'-30' Conical	E	Sun	Medium	Open, angular growth; blueish green needles to 1" long.
<b>Celtis sinensis</b> Chinese Hackberry	30' x 50' Round Crown	D	Sun	Medium	Good street tree; non-invasive roots; resists Dutch Elm disease inconspicuous flower, fruit.
<b>Ceratonia siliqua</b> Carob Tree	20'-30' x 20' Round Crown	D	Sun	Medium	Invasive roots; dense foliage; resists Oak Root Fungus.
<b>Cercis Canadensis</b> Eastern Redbud	30' x 30' Round Crown	D	Sun	Medium	Attractive rosy pink sweet pea like flowers in early spring; good fall color.
<b>Cercis occidentalis</b> Western Redbud	12'-20' x 10'-15'	D	Sun	Rapid	Adaptable to soil and water types. Brilliant magenta flowers before leafing out in spring. Fall foliage yellow.
<b>Eriobotrya japonica</b> Japanese Loquat	15'-30' x 20'-30' Round Crown	E	Sun - Shade	Mod	Excellent container plant for sun or shade.
<b>Eucalyptus ficifolia</b> Red Flowering Gum	30'-40' Round Crown	E	Sun	Medium	All year pink or red flower; does not do well in lawn.
<b>Eucalyptus Gunni</b> Cider Gum	40'-75' Dense Round Crown	E	Sun	Rapid	Heavy, dense windbreak or screen tree.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Trees</b>					
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
<i>Eucalyptus leucoxylon</i> Pink Flowered White Ironbark	25'-40' Open Round Crown	E	Sun	Rapid	Shape is variable; pink flowers; tolerates heavy soils.
<i>Eucalyptus nicholii</i> Nichol's Willow- Leafed Peppermint	30'-40' Columnar	E	Sun	Rapid	Graceful, fine textured small tree for garden or street.
<i>Eucalyptus polyanthemos</i> Silver Dollar Gum	30'-60' x 15'-40' Columnar	E	Sun	Rapid	Not tolerant of alkaline or wet soils; slender, erect tree.
<i>Eucalyptus sideroxylon</i> Pink Ironbark	20'-80' x Varies Columnar	E	Sun	Rapid	Furrowed, nearly black fissured bark; gets 'Rosea' chlorotic in wet soils.
<i>Fraxinus oxycarpa</i> Raywood Ash	25'-30' x 35' Round Crown	D	Sun	Rapid	Compact, seedless; fast growing to 25-35 feet; excellent fall color.
<i>Fraxinus uhdei</i> Evergreen Ash	25'-80' x 50' Round Crown	D	Sun	Rapid	Invasive, shallow roots - use barrier; reseeds into landscape.
<i>Geijera parviflora</i> Australian Willow	25'-35' x 35' Round Crown	E	Sun	Slow to Medium	Neat, carefree street tree; needs well drained soils.
<i>Ginkgo biloba</i> Maidenhair Tree	30'-50' x 30'-50' Pyramidal	D	Sun	Slow	Graceful hardy tree attractive in any season; use only male trees.
Goldenrain Tree <i>Koelreuteria paniculata</i>	20'-35' x 10'-20' Round Crown	D	Sun	Slow	Tolerates alkaline soils.
<i>Leptospermum laevigatum</i> Australian Tea Tree	20'-30' x 20'-30'	E	Sun	Slow	Good small patio tree; very sculptural trunk; gray green leaves; needs good drainage.
<i>Melaleuca quinquenervia</i> Cajeput Tree	30' x 30' Vertical	E	Sun	Medium	Upright, open growth; good specimen tree.
<i>Melaleuca styphelioides</i> Prickly Melaleuca	20'-40' x 20'-40'	E	Sun	Medium	Pendulous branches, thick papery bark, white bottle-bush flowers.
<i>Metrosideros excelsus</i> New Zealand Xmas Tree	20' x 30' Round Crown	E	Sun	Slow	Tolerates saline soil.
<i>Olea Europea</i> European Olive	30' x 30' Round Crown	E	Sun	Medium	Willow-like foliage is soft gray green; trunks gnarl with age; 'Swan Hill' is fruitless.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Trees</b>	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
<i>Pinus brutia</i> Calabrian Pine	30'-80' x 30' Pyramidal	E	Sun	Rapid	Thrives in heat, wind, indifferent soil.
<i>Pinus canariensis</i> Canary Island Pine	60'-80' x 20' Pyramidal	E	Sun	Rapid	Excellent vertical screen; resists Oak Root Fungus.
<i>Pinus eldarica</i> Eldarica Pine	40'-50' Pyramidal	E	Sun	Rapid	Good substitute for Monterey Pine.
<i>Pinus halepensis</i> Aleppo Pine	30'-60' Irregular	E	Sun	Rapid	Open, irregular growth; very hardy, rough looking pine.
<i>Pinus muricata</i> Bishop Pine	40'-50' Pyramidal	E	Sun	Rapid	Young trees will make a dense screen.
<i>Pinus pinea</i> Italian Stone Pine	40'-80' x 40' Round Crown	E	Sun	Medium	Too large for small gardens; skyline tree.
<i>Pinus thunbergiana</i> Japanese Black Pine	20'-30' x 30' Round Crown	E	Sun	Medium	Excellent small pine for planters; easily pruned to desired shape.
<i>Pistacia chinensis</i> Chinese Pistache	30'-40' x 30' Round Crown	D	Sun	Medium	Excellent fall color; not good in lawn; non-invasive roots.
<i>Platanus acerifolia</i> Bloodgood London Plane Tree	50' x 30' Pyramidal	D	Sun	Rapid	Excellent parking lot canopy tree; formal street tree.
<i>Podocarpus gracillior</i> Fern Pine	40' x 20' Round Crown	E	Sun - Shade	Medium	Needs good drainage; clean patio tree; can be espaliered.
<i>Populus fremontii</i> Fremont Cottonwood	40'-60'	D	Sun	Fast	Thick, glossy, triangular leaves; Plant male trees only.
<i>Populus nigra</i> 'Italica' Lombardy Poplar	40'-100' Columnar	D	Sun- Shade	Fast	Bright green, triangular, four inch leaves; golden yellow in fall.
<i>Prunus blireiana</i> Purple Leaf Plum	25' x 20' Round Crown	D	Sun	Rapid	Gnarled, warty bark; medium purple leaves; subject to peach leaf curl; no fruit.
<i>Prunus cerasifera</i> 'Krauter Vesuvius'	18' x 12'	D	Sun	Rapid	Best plum for small spaces; very dark leaves; smooth trunk. Dark coppery leaves; sometimes gets red fruit.
'Thundercloud' Purple Leaf Plum	20' x 20' Round Crown	D	Sun	Rapid	

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Trees</b>	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
<i>Pyrus calleryana</i> 'Bradford Pear' 'Chanticleer'	40' x 25' Round Crown Narrower than Bradford	D	Sun	Rapid	Semi-deciduous in Mtn. View; great patio tree; white blooms in spring; good fall color.
<i>Pyrus kawakamii</i> Evergreen Pear	25'-40' Round Crown	E	Sun	Slow	Clustered white flowers; should keep staked for support.
<i>Quercus agrifolia</i> Coast Live Oak	70' x 70' + Round Crown	E	Sun	Medium	Fast if nursery grown; 25' in 10 years; drops old leaves in spring.
<i>Quercus ilex</i> Holly Oak	40'-70' x 40'-70' Round Crown	E	Sun	Slow	Can be clipped as a hedge; reseeds into landscape.
<i>Quercus lobata</i> Valley Oak	80'-80' Round Crown	D	Sun	Medium	Large tree, picturesque twisted branches, gray checkered bark gray green 2" lobed leaves.
<i>Quercus suber</i> Cork Oak	40' x 70' Round Crown	E	Sun	Slow	Drops old foliage in late spring; very water conserving; trunk covered with soft, corky bark.
<i>Rhus lancea</i> African Sumac	25' x 25' Round Crown	E	Sun	Slow	Graceful, weeping; good as a multi trunk; female trees messy.
<i>Robinia ambigua</i> 'Idahoensis' Idaho Locust	40' x 40' Round Crown	D	Sun	Rapid	Good parking lot tree; magenta flowers in spring; lacy canopy; good street tree.
<i>Schinus molle</i> California Pepper Tree	25'-30' x 40'-60' Round Crown	D	Sun	Rapid	Messy; subject to scale, invasive roots; large scale silhouette tree.
<i>Schinus terebinthifolius</i> Brazilian Pepper	15'-30' x 20' Round Crown	E	Sun	Rapid	Excellent parking lot shade tree; good, neat multi-trunk specimen.
<i>Sequoia sempervirens</i> Coast Redwood	Pyramidal				
'Aptos Blue'	30'-40' x 50' +	E	Sun	Rapid	Dense blue-green foliage on horizontal branches.
'Los Altos'	30'-40' x 50' +	E	Sun	Rapid	Deep green foliage on horizontal arching branches.
'Soquel'	30'-40' x 50' +	E	Sun	Rapid	Fine textured blue-green foliage; branches turn up at tips.
<i>Tristania conferta</i> Brisbane Box	40' x 30' Round Crown	E	Sun	Rapid	Takes any soil; disease free; good, neat street tree.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>		Height x Spread	Evergreen,	Sun,	Growth	Comments
Botanic/Common Name	Shape		Deciduous	Shade	Rate	
<b>Abelia</b> 'Edward Goucher'	5'-8' x 3'-5' Fountain		E	Part Shade	Rapid	Lacy, low growing shrub with arching shape; small, lilac/pink flowers with orange throats.
<b>Agapanthus africanus</b> 'Peter Pan' Peter Pan Lily of the Nile	8-12" x 12" Strap Shape Leaves		E	Sun - Shade	Medium	Outstanding dwarf; clusters of blue 1'-18" stems.
<b>Alyogyne huegelii</b> Blue Hibiscus	5'-8' x 3'-5' Upright		E	Sun	Rapid	Upright growth which can be kept neat by pinching; very water conserving; blue flower.
<b>Arbutus unedo</b> Strawberry Tree	5'-8' x 3'-5' Upright		E	Sun	Slow	Excellent multi-trunk specimen; needs little water; shreddy bark; twisted trunk.
<b>Arctostaphylos bakeri</b> 'Louis Edmunds'	5' x 5' Upright		E	Sun	Medium	Good garden water tolerance; gray-green foliage; pink flowers.
<b>Arctostaphylos densiflora</b> 'Howard McMinn' McMinn Manzanita	5'-7' x 3'-5' Mound		E	Sun	Medium	Whitish-pink flowers on a low mound; tip prune for best effect as a ground cover.
<b>Berberis darwinii</b> Darwin's Barberry	5'-10' x 4'-7' Fountain		E	Sun	Medium	Showiest barberry; dark green holly like leaves; very profuse orange/yellow flowers; dark blue fruit popular with birds.
<b>Berberis mentorensis</b> Mentor Barberry	7' x 7' Upright		E	Sun	Medium	Excellent hedge; very water conserving.
<b>Berberis thunbergii</b> Japanese Barberry	4'-6' x 4'-6' Erect		D	Sun	Medium	Dense foliage with round 1" leaves; bright red berries fall through winter; good barrier.
<b>Calceolaria integrifolia</b> 'Golden Nugget' Perennial Pouch Flower	1'-6' x 2' Informal		P	Sun	Rapid	Dark green crinkly leaves, 3" long; yellow, unspotted flowers spring to fall; vigorous.
<b>Ceanothus var:</b> 'Frosty Blue'	6'-9' x 8'-10' Small Tree		E	Sun	Rapid	Deep blue, white-frosted flowers; good small tree.
'Joyce coulter'	2'-5' x 10'-12' Mound		E	Sun	Rapid	Medium blue flowers; grows as a mound.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>					
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
'Julia Phelps'	4'-7' x 7'-9' Informal	E	Sun	Rapid	Dark indigo-blue flowers; one of the best bloomers.
'Ray Hartman'	12'-20' x 15'-20' Small Tree	E	Sun	Rapid	3"-5" spike-like clusters; good small tree.
<i>Ceanothus rigidus</i> 'Snowball'	6' x 12'-16' Mound	E	Sun	Rapid	White puffy flowers; grows as a dense mound.
<i>Ceanothus thrysiflorus</i> 'Snow Flurry'	6'-10' x 8'-12' Informal	E	Sun	Rapid	Profuse pure white flowers; green 2" leaves.
<i>Cercis occidentalis</i> Western Redbud	8' x 12' Informal	D	Sun	Rapid	Excellent multi-trunk shrub; magenta flowers in spring; blue-green foliage; very water wise.
<i>Cistus hybridus</i> 'Doris Hibberson'	3' x 3' Informal	E	Sun	Rapid	Excellent water conserving plant; gray-green foliage; very neat and compact.
<i>Cistus purpureus</i> Orchid Spot Rockrose	3'-4' x 3'-4' Informal	E	Sun	Rapid	Compact grower; excellent for parking lots; good in windy areas or in saline soils.
<i>Convolvulus oneorum</i> Bush Morning Glory	2'-4' x 2'-4' Compact	E	Sun	Rapid	Silver-gray foliage; white flowers with yellow throats; compact in full sun.
<i>Cotinus Coggygria</i> Smoke Bush	25' x 25' Urn Shaped	D	Sun	Medium	Blueish green in summer, yellow to red in fall; needs fast drainage.
<i>Cotoneaster lactea</i> Red Clusterberry	6'-8' x 6'-8' Fountain		Sun	Rapid	Red fruit in fall in 2'-3' clusters; espalier or train as small tree.
<i>Erysimum linifolium</i> Wallflower	1'-2' x 1'-2' Mound		Sun	Rapid	Four petaled flowers, blooms constantly spring through fall.
<i>Escallonia exoniensis</i> 'Frades'	6' x 6' Compact	E	Sun	Rapid	Prolific clear pink to rose flowers.
<i>Escallonia rubra</i> 'C.F. Ball'	3' x 3' Upright	E	Sun	Rapid	Very compact; very water conserving.
<i>Escallonia</i> 'Terri'	4' x 6' Mound	E	Sun	Rapid	Somewhat wider than tall; takes heavy clay soil.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>						
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments	
<i>Euryops pectinatus</i> 'Viridis' Golden Daisy Shrub	3'-5' x 3' Shrubby	E	Sun	Rapid	Very water conserving; yellow daisy flowers all spring, summer and fall; cut back side branches.	
<i>Feijoa sellowiana</i> Pineapple Guava	10'-25' x 10' Small Tree	E	Sun	Medium	Very water conserving; flower petals edible; blooms May or June; fruit ripens 4 months later.	
<i>Fremontodendron</i> var: 'California Glory'	6'-20' x 10' + Small Tree	E	Sun	Rapid	Prolific yellow/red flowers.	
'Pacific Sunset'	6'-20' x 10'+ Small Tree	E	Sun	Rapid	Deep orange flowers 4" across.	
<i>Grevillea</i> var: 'Canberra'	8' x 12' Informal	E	Sun	Rapid	Bright green needle-like leaves; needs good drainage.	
<i>Grevillea rosmarinifolia</i> Rosemary Grevillea	6' x 6' Upright	E	Sun	Rapid	Compact, neat; red and cream flowers in winter; useful as a hedge in dry places.	
<i>Hakea suaveolens</i> Sweet Hakea	10'-20' x 10' Globe	E	Sun	Rapid	Dense, broad upright shrub; takes poor soil; very water conserving.	
<i>Heteromeles arbutifolia</i> Toyon	8'-10' x 8'-10' Globe	E	Part Shade	Slow	Good as a small tree; dense foliage; red berries in clusters.	
<i>Juniperus chinensis</i> Mint Julip Juniper	3'-6' Vase Shaped	E	Sun	Medium	Mint green foliage; arching branches.	
<i>Lavendula angustifolia</i> English Lavender	3'-4' x 3'-4' Globe	E	Sun	Rapid	Use dried flowers for sachet; very water saving; gray-green foliage.	
<i>Lavendula dentata</i> French Lavender	3' X 3' Globe	E	Sun	Medium	Continuous bloom in Mtn. View; likes good drainage; short lavender purple flowers.	
<i>Leptospermum scoparium</i> cultivars New Zealand Tea Tree	Size Varies Upright	E	Sun	Rapid	Ground cover to large shrub; tiny leaves; many have showy flowers.	
<i>Ligustrum japonicum</i> Japanese Privet	10'-12' x 10'-12' Upright	E	Sun	Rapid	Dense, compact grower; dark to medium green leaves.	
<i>Ligustrum ovalifolium</i> California Privet	15' x 10' Upright	E	Sun	Rapid	Traditional hedge plant.	

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>						
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments	
<i>Lophomyrsus 'kathryn'</i> N.C.N.	8' x 4' Vase	E	Sun	Medium	Can be sheared to hedge; bronze box-leave foliage; yellow flower.	
<i>Mahonia aquifolium</i> Oregon Grape	6' x 3' Erect	E	Part Shade	Slow	State flower of Oregon; erect grower; fruit blue-black, edible.	
<i>Myoporum laetum</i> N.C.N.	20' x 20' Globe	E	Sun	Rapid	Low growing multi-trunk tree; invasive roots and litter a problem; dense foliage.	
<i>Myrica californica</i> Pacific Wax Myrtle	8' x 8' Globe	E	Sun	Medium	Dense, clean looking tree; good water conserving screen.	
<i>Myrtus communis Compacta</i> Dwarf Myrtle	3'-4' x 3'-4' Globe	E	Sun	Slow	Excellent for low hedge; water conserving.	
<i>Nandina domestica</i> Heavenly Bamboo	6'-8' x 3'-4' Erect	E	Sun - Shade	Rapid	Delicate, fine textured foliage; not a true bamboo.	
<i>Nerium oleander</i> Oleander	Informal					
'Petite Pink'	3' x 3'	E	Sun	Rapid	Pink flower; compact grower.	
'Petite Salmon'	3' x 3'	E	Sun	Rapid	Salmon flower; compact grower.	
'Mrs. Roeding'	6' x 6'	E	Sun	Rapid	Salmon flower; screen shrub.	
<i>Osmanthus fragrans</i> Sweet Olive	10' x 20' Globe	E	Sun	Slow	Dense, compact shrub; small white flowers have intense fragrance.	
<i>Penstemon heterophyllus purdyi</i> Beard Tongue	1'-2' Mound	P	Sun - Shade	Rapid	Narrow pointed leaves 1"-3" long, flowers April-July spike like clusters of flowers lavender to blue. Lives about 3-years.	
<i>Phormium Tenax</i> New Zealand Flax	9' x 18' Fountain	E	Sun - Shade	Rapid	Big, dramatic plant with sword-like vertical leaves.	
<i>Photinia fraseri</i> N.C.N.	5'-6' x 7'-8' Upright	E	Sun - Shade	Rapid	Bright red new growth; good espalier; white flowers in early spring; no fruit; clean.	
<i>Pittosporum eugenioides</i> Tarata	10'-20' x 10' Upright		Sun	Rapid	Excellent hedge or screen; wavy 2-4 inch leaf; yellow flower.	

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>						
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments	
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	1'-2' Mound	E	Sun - Shade	Rapid	Foreground or low boundary plant excellent near swimming pools.	
<i>Plumbago auriculata</i> Cape Plumbago	6'-7' x 10' Spreading	E	Sun	Rapid	Light blue flowers March to December; good bank cover.	
<i>Podocarpus macrophyllus</i> Yew Pine	10' x 10' Upright	E	Sun - Shade	Medium	Narrow, upright shrub or small tree; good tub plant.	
<i>Prunus caroliniana</i> Carolina Laurel Cherry	12'-20' x 10' Upright	E	Sun	Medium	Good clipped hedge; litter from fruits and flowers a problem.	
<i>Prunus ilicifolia</i> Holly-Leaf Cherry	6'-12' x 10' Upright	E	Sun	Medium	Leaves resemble holly; well drained soil; fruit edible; can be used as a small tree.	
<i>Prunus lyonii</i> Catalina Cherry	15' x 15' small tree/shrub	E	Sun	Medium	Good dense hedge or screen; fruit litter a problem over paving.	
<i>Pyracantha coccinea</i> 'Lalandei'	8'-10' x 10' Informal	E	Sun	Rapid	Red orange berries in October; hardest of the <i>Pyracanthas</i> .	
<i>Raphiolepis indica</i> India Hawthorn	Size Varies Globe	E	Sun	Rapid	Many varieties to choose from: Ballerina 2'-4'; Majestic Beauty 15' x 15'; most have pink flowers in spring; dark green leaves.	
<i>Rhamnus californica</i> 'Eve Case'	4'-6' x 4'-6' Globe	E	Sun	Medium	Dense, compact; very water con- serving when established.	
<i>Rhus integrifolia</i> Lemonade Berry	4'-10' x 10' Informal	E	Sun	Medium	Water once a month in summer; dark green, leathery leaves.	
<i>Ribes sanguineum</i> Flowering Currant	3'-6' x 3'-6' Informal	D	Sun - Shade	Medium	Maple like leaves; pink flowers in drooping clusters; best with moderate water.	
<i>Ribes speciosum</i> Fuchsia-Flowered Gooseberry	3'-6' x 3'-6' Erect	E	Sun	Medium	Spiny stems; 1" green leaves, cherry red flowers.	
<i>Salvia labiatae</i> Sage (many varieties)	2'-4'-6' Upright	E	Sun - Shade	Rapid	Tubular flowers vary from white to pink to blue; fragrant leaves.	
<i>Santolina chamaecyparissus</i> Gray Lavender Cotton	2' x 4' Globe	E	Sun	Rapid	Finely divided whitish gray leaves; yellow button like flowers in summer; prune often.	

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## APPENDIX E. WATER CONSERVING PLANT LIST

<b>Shrubs</b>						
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments	
<b>Santolina Virens</b> Green Lavender Cotton	2' x 4' Globe	E	Sun	Rapid	Finely divided dark green leaves chartreuse flowers; very water conserving.	
<b>Sarcococa ruscifolia</b> Fragrant Sarcococa	4'-6' x 2'-3' Globe	E	Shade	Slow	Glossy, waxy, deep green leaves; very fragrant small white flower; average garden water.	
<b>Sollya heterophylla</b> Australian Bluebell	18"-2' x 6'-8' Informal	E	Shade	Rapid	Loose spreading shrub; good as a bank cover in shade; small blue flowers; will grow under Eucalyp- tus trees; good in raised planters.	
<b>Taxus baccata</b> English Yew	25'-40' Conical	E	Part Shade	Slow	Disease-free conifer; 1" needles are dark green and glossy.	
<b>Taxus baccata stricta</b> Irish Yew	20' Columnar	E	Part Shade	Slow	Needles larger than English Yew; good corner or background plant.	
<b>Viburnum spp.</b>	Various	E/D	Sun - Shade	Rapid	Large group of shrubs with great flowers; subject to mildew in Mtn. View.	
<b>Westringia rosmariniformis</b> Rosemary Bush Westringia	3'-6' x 5'-9' Globe	E	Sun	Rapid	Spreading and Loose growth; gray green leaves similar in texture to rosemary; needs good drainage.	

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

Ground Cover Botanic/Common Name	Height x Spread	Evergreen, Perennial	Sun, Shade	Growth Rate	Comments
<i>Acacia redolens</i> N.C.N.	1'-2' x 15'-25'	E	Sun	Rapid	Excellent dry bank cover; drip irrigation best; spray for weeds.
<i>Arctostaphylos</i> Emerald Carpet Manzanita	9"-14" x 18"	E	Sun	Medium	Excellent dry bank cover; deep green leaves; dense, very uniform.
<i>Arctostaphylos Hookeri</i> Monterey Manzanita	1'-4', x 6' +	E	Sun - Shade	Medium	Excellent dry bank cover; dense bright green, glossy leaves.
<i>Arctostaphylos uva-ursi</i> Point Reyes Manzanita	1'-4' x 15'	E	Sun - Shade	Medium	Dark green leaves closely set; flowers white to pink.
<i>Baccharis pilularis</i> Dwarf Coyote Bush 'Pigeon Point'	8" x 2'-6'	E	Sun	Rapid	Excellent dry bank cover; dense light green mat; dies out if over watered; drip only.
<i>Ceanothus griseus</i> Carmel Creeper	18"-2' x 5'-15'	E	Sun	Rapid	Bright green leaves; light blue 1" flowers; best with drip irrigation
<i>Ceanothus Hearstiorum</i> Hearst Ceanothus	6" x 6'-8'	E	Sun	Rapid	Spreads from center like a star; medium blue flower 1" across.
<i>Cistus salvifolius</i> Sageleaf Rockrose	2' x 6'	E	Sun	Rapid	Leaves light gray-green; flowers white with yellow spots.
<i>Coprosma kirkii</i> var. 'Verde Vista'	2' x 3'-8'	E	Sun	Rapid	Excellent erosion control plant; grows in heavy clay soils.
<i>Cotoneaster</i> 'Lowfast'	1'-2' x 12'-15'	E	Sun	Rapid	Vigorous prostrate; small dark green leaves; needs little water.
<i>Convolvulus mauritanicus</i> Ground Morning Glory	1' x 2'-3'	P	Sun	Rapid	Gray green leaves; lavender blue flowers; good bank cover if trimmed once a year.
<i>Gazania</i> Mitsuwa Yellow	6" 2'-3'	P	Sun	Rapid	Dark green leaf; light, yellow daisy-like flower; lives only two to three years; needs little water.
<i>Helianthemum nummularium</i> Sunrose	6"-8" x 3'	E	Sun	Rapid	Small gray-green leaves on dense plant; flowers last one day, buds continuously red, peach, salmon.
<i>Heuchera micrantha</i> Alum Root, Coral Bells	12" x 14"-24"	P	Partial Shade	Rapid	Long-stalked round lobed leaves; flowers white or green on 2' to 3' stems; good under Oaks.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

Ground Cover Botanic/Common Name	Height x Spread	Evergreen, Perennial	Sun, Shade	Growth Rate	Comments
<i>Hypericum calycinum</i> Saint Johnswort	1' x 1'	E	Sun	Rapid	Vigorous bank cover; mow once a year to encourage new growth; yellow cup flower; invasive.
<i>Juniperus horizontalis</i> 'Wiltonii' Blue Carpet Juniper	4" x 10'-15'	E	Sun	Medium	Intense silver blue; dense, short, branchlets, on long trailing branches; flattest juniper.
<i>Juniperus virginiana</i> 'Silver Spreader'	18" x 6'-8'	E	Sun	Medium	Silvery-green, fine textured ground cover.
<i>Lonicera japonica</i> 'Haliana' Hall's Honeysuckle	15' x 150'	E	Sun	Rapid	Tubular, fragrant flowers; vigorous bank cover; cut back to promote new growth.
<i>Oenothera berlandiereae</i> Mexican Evening Primrose	8"-12" x 1'	P	Sun	Rapid	Profuse pale pink flowers; invasive if over-watered; very water conserving; mow to encourage new growth.
<i>Pyracantha</i> 'Santa Cruz'	3' x 4'-5'	E	Sun	Rapid	Excellent bank cover; red fruit; best with regular irrigation.
<i>Ribes Viburnifolium</i> Evergreen Current	3' x 12'	E	Part Shade	Medium	Wine red stems with light pink to purplish flowers.
<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	2' x 4'-8'	E	Sun	Rapid	Good bank or wall cover; pale lavender blue flowers; fragrant leaves used in cooking.
<i>Scaevola</i> 'Mauve Clusters' Fan Flower	4"-6" x 6'	E	Sun	Rapid	Lilac, mauve flowers; water-conserving once established; excellent in Mountain View.
<i>Tecomaria capensis</i> Cape Honeysuckle	2'-3' x 15'	E	Sun - Shade	Rapid	Brilliant orange-red two inch blossoms October thru winter.
<i>Teuchrium chamaedrys</i> 'Prostatum' Germander	4"-6" x 3'	P	Sun	Rapid	Takes poor soils, extreme heat; best with drip irrigation; shear once or twice a year.
<i>Thymus labiatae</i> Thyme	1"-12"	P	Sun - Shade	Slow	Foliage heavily scented; good in well-drained soil.
<i>Vinca Minor</i> Dwarf Periwinkle	6"-12"	E	Shade		Trailing stems root as they spread oval leaves, lavender flowers.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

### Vines

Botanic/Common Name	Height	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
<b>Bougainvillea species</b> Bougainvillea	20'	D	Sun	Rapid	Frost sensitive in Mountain View; plant on warm walls; many bright colors available; prune after frost.
<b>Clytostoma callistegioides</b> Lavender Trumpet Vine	20'	E	Sun	Rapid	Pastel lavender tubular flowers; vigorous when established.
<b>Distictus buccinatoria</b> Blood Red Trumpet Vine	20'	E	Sun	Rapid	Deep red tubular flowers; vigorous large scale vine; water conserving when established.
<b>Gelsemium sempervirens</b> Carolina Jessamine	20'	E	Sun	Rapid	Small tubular yellow flower; short blooming period; good on chain link fences; vigorous.
<b>Hibbertia scandens</b> Guinea Gold	8'-10'	E	Sun	Rapid	Waxy, dark green leaves; clear, bright yellow flowers.
<b>Jasminum polyanthum</b> Pink Jasmine	20'	E	Sun	Rapid	Dense clusters of fragrant flowers; finely divided leaves; prune annually; best with irrigation.
<b>Macfadyena unguis-cati</b> Yellow Trumpet Vine	20'	E	Sun	Medium	Glossy green leaves; yellow trumpet flowers early spring; likes heat; prune hard after bloom.
<b>Polygonum aubertii</b> Silver Lace Vine	100'	E	Sun	Rapid	Heart shaped glossy leaves; vigorous; creamy white flowers; water once a month.
<b>Rosa banksiae</b> Lady Bank's Rose	20' +	E	Sun	Rapid	Stems have almost no prickles; Small yellow or white flowers.
<b>Solanum jasmninoides</b> 'Potato Vine'	30'	D	Sun	Rapid	Profuse pure white flowers all year; vigorous.
<b>Tecomaria capensis</b> Cape Honeysuckle	15'-25'	E	Sun	Medium	Brilliant orange/red tubular 2" blossoms grow in compact clusters.
<b>Wisteria sinensis</b> Wisteria	50'	D	Sun	Rapid	Violet blue flowers hang in long tresses; messy; delicate texture; needs space and support.

# CITY OF MOUNTAIN VIEW

## APPENDIX E. WATER CONSERVING PLANT LIST

### Palms

Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
<b>Brahea Armata</b> Mexican Blue Palm	40' x 6'-8'	E	Sun	Slow	Leaves silvery, blue; conspicuous white flowers; takes drought, heat, wind; hardy to 18° F.
<b>Chamaerops humilis</b> Mediterranean Fan Palm	20' x 20'	E	Sun	Slow	Very hardy; blue-green leaves; good in pots; needs little water.
<b>Phoenix reclinata</b> Senegal Date Palm	20'-30' x 6'-8'	E	Sun	Medium	Picturesque clumps and curving trunks; excellent tropical effect near pools.
<b>Trachycarpus fortunei</b> Windmill Palm	30' x 10'	E	Sun	Slow	Graceful small palm for patio or entry; needs protection from high winds.
<b>Phoenix Canariensis</b> Canary Island Date Palm	60' x 50'	E	Sun	Slow	Heavy-trunked, graceful fronds; grow in large, open area.

### Ferns

Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
<b>Cibotium schiedei</b> Mexican Tree Fern	15'	E	Shade	Slow	Wide spreading, lacy, archy, and drooping fronds; rare.
<b>Dryopteris erythrosora</b> Autumn Fern	2' x 2'	E	Shade	Slow	Spreads slowly; good in cut flower arrangements.
<b>Nephrolepis cordifolia</b> Southern Sword Fern	2'-3' x 2'-3'	E	Shade	Slow	Bright green upright fronds; invasive if over-watered.
<b>Polystichum munitum</b> Western Sword Fern	2'-3' x 2'-3'	E	Shade	Slow	Shiny, dark green fronds 2'-4' long; very clean fern for container or woodland garden.

### References/Source Material:

Trees and Shrubs for Dry California Landscapes; Bob Perry; Land Design Publishing; San Dimas, CA; 1987.

Water Conserving Plants and Landscapes for the Bay Area; Barrie Coate & Others; East Bay Municipal Utility District; 1990.

Sunset Western Garden Book; Sunset Publishing Company; Menlo Park, CA; 1995.

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## City of Mountain View

### Master Street Tree List Additional Notes.

Please note the following information for this list.

- Norway Maple is no longer commercially available. Red Maple is substituted where this tree is called for.
- Liquidambar is no longer being planted as a street tree. When Liquidambars are removed they are usually replaced with Red Maple.
- Southern Magnolia is no longer being planted as a street tree. When a Southern Magnolia is removed it is usually replaced with a Brisbane Box.
- Some streets have more than one tree recommended as a dedicated street tree.
- When working with property owners, staff will on occasion, plant a species different than the one recommended for a particular street.

Bruce Hurlburt  
Park Section Manager  
September 27, 2004

Ron :

9/27/04

I hope this information  
is useful. This was last  
revised in 1999. I don't know  
at this point when we'll have time  
to update further.

Ron

# CITY STREET TREE MASTER LIST

STREET	DESIGNATED STREET TREE
ADA AVENUE	SCARLET OAK
ADAMS COURT	CHINESE TALLOW
ADELE AVENUE	FERN PINE
ATKIN AVENUE	RED MAPLE
ALAMO COURT	NORWAY MAPLE
ALDEAN AVENUE	FERN PINE
ALICE AVENUE	HONEY LOCUST
ALISON AVENUE	RED MAPLE
ALTA STREET	CHINESE PISTACHE
ALVIN STREET	CHINESE PISTACHE
AMHERST COURT	NORWAY MAPLE
ANDRE AVENUE	RED MAPLE
ANDSBURY AVENUE	BRISBANE BOX
ANNA AVENUE	RAYWOODI ASH
ANNIE LAURIE DRIVE	CHINESE PISTACHE
ANTHONY COURT	BRISBANE BOX
ANZA STREET	BRISBANE BOX
APPLETREE LANE	RED MAPLE
APRICOT LANE	TULIP TREE
ARBOR COURT	MAYTEN TREE
ARGENTA AVENUE	EUCALYPTUS
ASHLEY COURT	EUROPEAN WHITE BIRCH
AWALT DRIVE	RED MAPLE
BARBARA AVENUE	MAIDENHAIR
BAY STREET	MAIDENHAIR
BEATRICE STREET	RED MAPLE
BEAUMONT SQUARE	TULIP TREE
BEGEN AVENUE	BRISBANE BOX
BELSHAW AVENUE	GOLDENRAIN

# CITY STREET TREE MASTER LIST

BENJAMIN DRIVE	CHINESE PISTACHE
BENTLEY SQUARE	TULIP TREE
BERNARDO AVENUE	EUCALYPTUS
BETLO AVENUE	RAYWOODI ASH
BLACKFIELD WAY	HONEY LOCUST
BOND WAY	BRISBANE BOX
BONITA AVENUE	HONEY LOCUST
BONNY STREET	NORWAY MAPLE
BORANDA AVENUE	BRISBANE BOX
BORELLO WAY	BRISBANE BOX
BRENTON COURT	EUROPEAN WHITE BIRCH
BRIGHTON PLACE	EUROPEAN WHITE BIRCH
BRODERICK WAY	HONEY LOCUST
BROOK PLACE	GOLDENRAIN
BROOKDALE AVENUE	CHINESE PISTACHE
BRUCKNER CIRCLE	RED MAPLE
BRYANT AVENUE	EUCALYPTUS
BRYANT STREET	CHINESE PISTACHE
BURGOYNE STREET	NORWAY MAPLE
BUSH STREET	NORWAY MAPLE
CALDERON AVENUE	BRISBANE BOX
CALIFORNIA STREET	RED MAPLE
CAMBRIDGE LANE	TULIP TREE
CAMILLE COURT	RED MAPLE
CAMP AVENUE	EUROPEAN WHITE BIRCH
CARLA COURT	MAIDENHAIR
CARMELITA DRIVE	EUROPEAN WHITE BIRCH
CAROL COURT	RED MAPLE
CARVER PLACE	RED MAPLE
CASEY AVENUE	EUCALYPTUS

# CITY STREET TREE MASTER LIST

CASTRO STREET	HONEY LOCUST
CECELIA WAY, EAST OF MORTON	RED MAPLE
CECELIA WAY, WEST OF MORTON	NORWAY MAPLE
CENTRAL AVENUE	NORWAY MAPLE
CENTRE STREET	BRISBANE BOX
CHARLESTON ROAD	SYCAMORE
CHATHAM COURT	RED MAPLE
CHATHAM WAY	RED MAPLE
CHERRY TREE LANE	MAIDENHAIR
CHESLEY AVENUE	NORWAY MAPLE
CHESLEY COURT	NORWAY MAPLE
CHIKUITA AVENUE	BRISBANE BOX
CHURCH STREET	MAIDENHAIR/SYCAMORE
CLAIRE COURT	RED MAPLE/RAYWOODI ASH
CLARK AVENUE	RED MAPLE/RAYWOODI ASH
CLYDE AVENUE	NORWAY MAPLE
COAST AVENUE	EUCALYPTUS
COLLEGE AVENUE	RED MAPLE
COLLINS COURT	RED MAPLE
COLONY STREET	AUSTRALIAN WILLOW
COLUMBIA DRIVE	BRISBANE BOX
COMMERCIAL AVENUE	EUCALYPTUS
COMPASS WAY	CHINESE HACKBERRY
CONTINENTAL CIRCLE	RED MAPLE
CORNELIA COURT	MAIDENHAIR
CORNELL DRIVE	BRISBANE BOX
CORTO STREET	MAYTEN
CRAIG COURT	CHINESE PISTACHE
CRANE AVENUE	BRISBANE BOX
CREEDEN WAY	RAYWOODI ASH
CRESTVIEW DRIVE	MAYTEN

# CITY STREET TREE MASTER LIST

CRISANTO AVENUE	AUSTRALIAN WILLOW
CRITTENDEN LANE	CHINESE HACKBERRY
CUESTA DRIVE	RED MAPLE
CURLING AVENUE	RAYWOODI ASH
CYPRESS POINT DRIVE	SCARLET OAK
DALE AVENUE	BRISBANE BOX
DALMA DRIVE	BRISBANE BOX
DANA STREET	BRISBANE BOX
DELL AVENUE	FERN PINE
DEL MEDIO AVENUE	RED MAPLE
DEL MEDIO COURT	RED MAPLE
DENNIS LANE	CHINESE TALLOW
DEVONSHIRE AVENUE	EUROPEAN WHITE BIRCH
DEVOTO STREET	BRISBANE BOX
DEVRI COURT	FERN PINE
DIABLO AVENUE	EUROPEAN WHITE BIRCH
DIERICX COURT	NORWAY MAPLE
DIERICX DRIVE	CHINESE PISTACHE
DOANE AVENUE	HONEY LOCUST
DON COURT	CHINESE TALLOW
DONELLY AVENUE	GOLDENRAIN
DORCHESTER DRIVE	BRISBANE BOX
DOVERTON SQUARE	RED MAPLE
DOYLE PLACE	TULIP TREE
DREW AVENUE	HONEY LOCUST
DRUCILLA DRIVE	MAIDENHAIR
DUKE WAY	RED MAPLE
EASY STREET	NORWAY MAPLE
EDNAMARY WAY	MAIDENHAIR

# CITY STREET TREE MASTER LIST

EHRHORN AVENUE	ORNAMENTAL PEAR
EICHLER COURT	MAIDENHAIR
EICHLER DRIVE	HONEY LOCUST
EL CAMINO REAL	SCARLET OAK
ELDORA DRIVE	BRISBANE BOX
ELKA DRIVE	RAYWOODI ASH
ELLIS STREET	TULIP TREE
EL MONTE AVENUE	CHINESE PISTACHE/RED MAPLE
ELMWOOD STREET	NORWAY MAPLE
EL RANCHITO WAY	MAIDENHAIR
ELSIE AVENUE	RED MAPLE
EMILY DRIVE	NORWAY MAPLE
EMMONS DRIVE	AUSTRALIAN WILLOW
ERNESTINE LANE	CHINESE TALLOW
ESCUELA AVENUE	AUSTRALIAN WILLOW
EUNICE AVENUE	RED MAPLE
EVANDALE AVENUE	NORWAY MAPLE
EVELYN AVENUE	HONEY LOCUST/RAYWOODI ASH
FAIRBROOK DRIVE	CHINESE TALLOW
FAIRCHILD DRIVE	RED MAPLE
FAIRHAVEN COURT	MAIDENHAIR
FAIRMONT AVENUE	SYCAMORE
FAIR OAKS AVENUE	NORWAY MAPLE
FARLEY STREET	NORWAY MAPLE
FAY WAY	AUSTRALIAN WILLOW
FAYETTE DRIVE	RED MAPLE
FERGUSON DRIVE	SCARLET OAK
FERRY-MORSE WAY	EUCALYPTUS
FILOMENA WAY	TULIP TREE
FLYNN AVENUE	BRISBANE BOX

# CITY STREET TREE MASTER LIST

FORDHAM COURT	RED MAPLE
FORDHAM WAY	RED MAPLE
FRANCIS WAY	BRISBANE BOX
FRANKLIN AVENUE	CHINESE TALLOW
FRANKLIN COURT	CHINESE TALLOW
FRANKLIN STREET	NORWAY MAPLE
GABRIEL WAY	NORWAY MAPLE
GAMEL WAY	BRISBANE BOX
GANTRY WAY	CHINESE PISTACHE
GARCIA AVENUE	EUCALYPTUS
GARDEN TERRACE	SYCAMORE
GARY COURT	BRISBANE BOX
GEMINI AVENUE	MAYTEN
GEST DRIVE	RED MAPLE
GILMORE STREET	CHINESE TALLOW
GLADYS AVENUE	SCARLET OAK
GOLDEN WAY	RED MAPLE
GOLF COURT	BRISBANE BOX
GRANADA DRIVE	BRISBANE BOX
GRANT ROAD	BRISBANE BOX
GREENVIEW DRIVE	RAYWOODI ASH
GRETEL LANE	MAIDENHAIR
HACKETT AVENUE	NORWAY MAPLE
HAMILTON AVENUE	RAYWOODI ASH
HANS AVENUE	RED MAPLE
HARPSTER DRIVE	NORWAY MAPLE
HEATHER COURT	AUSTRALIAN WILLOW
HEATHERSTONE WAY	BRISBANE BOX
HEMMETER WAY	NORWAY MAPLE

# CITY STREET TREE MASTER LIST

HIGDON AVENUE	NORWAY MAPLE
HIGH SCHOOL WAY	MAIDENHAIR
HILO COURT	RED MAPLE
HOLLAND COURT	RED MAPLE
HOLLINGSWORTH DRIVE	CHINESE TALLOW
HOPE STREET	BRISBANE BOX
HORIZON STREET	BRISBANE BOX
HOSPITAL DRIVE	BRISBANE BOX
HOUGHTON STREET	ORNAMENTAL PEAR
HUFF AVENUE	CHINESE HACKBERRY
INDEPENDENCE AVENUE	ORNAMENTAL PEAR
INDUSTRIAL STREET	EUCALYPTUS
ISABELLE AVENUE	CHINESE PISTACHE
IVAN WAY	RED MAPLE
JACKSON STREET	AUSTRALIAN WILLOW
JAMES DRIVE	NORWAY MAPLE
JANE LANE	RAYWOODI ASH
JARDIN DRIVE	SYCAMORE/RAYWOODI ASH
JASON WAY	TULIP TREE
JEFFERSON DRIVE	BRISBANE BOX
JESSIE LANE	BRISBANE BOX
JEWEL PLACE	AUSTRALIAN WILLOW
JOAQUIN ROAD	ORNAMENTAL PEAR
JUDSON DRIVE	NORWAY MAPLE
JUNCTION AVENUE	NORWAY MAPLE
KAREN WAY	RAYWOODI ASH
KATHY WAY	CHINESE TALLOW
KATIE COURT	MAIDENHAIR

# CITY STREET TREE MASTER LIST

KATRINA WAY	BRISBANE BOX
KELLER DRIVE	RED MAPLE
KERN COURT	BRISBANE BOX
KITTOE DRIVE	NORWAY MAPLE
KITTYHAWK WAY	EUCALYPTUS
LAMBERT WAY	MAIDENHAIR
LANE AVENUE	ORNAMENTAL PEAR
LA SALLE COURT	MAIDENHAIR
LA SALLE DRIVE	MAIDENHAIR
LASSEN AVENUE	RAYWOODI ASH
LATHAM STREET	NORWAY MAPLE
LAUELLA COURT	CHINESE PISTACHE
LAURA LANE	RAYWOODI ASH
L'AVENIDA	EUCALYPTUS
LEE DRIVE	BRISBANE BOX
LEGHORN STREET	ORNAMENTAL PEAR
LEKSICH AVENUE	NORWAY MAPLE
LELAND AVENUE	RED MAPLE
LEMONTREE COURT	MAIDENHAIR
LEONA LANE	MAIDENHAIR
LEONG DRIVE	NORWAY MAPLE
LEVIN AVENUE	RED MAPLE
LIDA DRIVE	FERN PINE
LIMETREE COURT	MAIDENHAIR
LINCOLN DRIVE	RED MAPLE
LINDA VISTA AVENUE	HONEY LOCUST
LLOYD WAY	CHINESE TALLOW
LOGUE AVENUE	GOLDENRAIN
LOLA LANE	MAIDENHAIR
LORENE COURT	RAYWOODI ASH

# CITY STREET TREE MASTER LIST

LORETO STREET	BRISBANE BOX
LUBICH DRIVE	RED MAPLE
LUCE COURT	RED MAPLE
LYNWOOD AVENUE	NORWAY MAPLE
MACON AVENUE	GOLDENRAIN
MADERA AVENUE	GOLDENRAIN
MADISON STREET	BRISBANE BOX
MANSFIELD DRIVE	RED MAPLE
MARCELYN AVENUE	AUSTRALIAN WILLOW
MARCIA COURT	BRISBANE BOX
MARDELL WAY	CHINESE PISTACHE
MAGNOLIA DRIVE	BRISBANE BOX
MARICH WAY	RAYWOODI ASH
MARCIA COURT	BRISBANE BOX
MARILYN COURT	BRISBANE BOX
MARILYN DRIVE	BRISBANE BOX
MARILYN PLACE	BRISBANE BOX
MARINE WAY	HONEY LOCUST
MARIPOSA AVENUE	RED MAPLE
MARJORIE COURT	FERN PINE
MARTENS AVENUE	ORNAMENTAL PEAR
MAUDE AVENUE	SCARLET OAK
MAYFIELD AVENUE	MAYTEN
MAYFLOWER COURT	NORWAY MAPLE
MCCARTY AVENUE	RED HORSE CHESTNUT
MEADOW LANE	BRISBANE BOX
MELBA COURT	CHINESE TALLOW
MERCY STREET	RED MAPLE
MERCY STREET, E. OF CALDERON	RED HORSE CHESTNUT
MERIDIAN WAY	RED MAPLE

# CITY STREET TREE MASTER LIST

MIDDLEFIELD ROAD, EAST	MAIDENHAIR
MIDDLEFIELD ROAD, WEST	RAYWOODI ASH
MILLER AVENUE	RED MAPLE
MINARET AVENUE	HONEY LOCUST
MIRAMONTE AVENUE	BRISBANE BOX
MOFFETT BOULEVARD	SCARLET OAK
MONROE DRIVE	CHINESE PISTACHE
MONTALTO DRIVE	NORWAY MAPLE
MONTEBELLO AVENUE	MAIDENHAIR
MONTECITO AVENUE	RAYWOODI ASH
MONTGOMERY AVENUE	MAIDENHAIR
MOORPARK WAY	BRISBANE BOX
MORA DRIVE	BRISBANE BOX
MORAGA DRIVE	BRISBANE BOX
MORGAN STREET	EUROPEAN WHITE BIRCH
MORTON COURT	NORWAY MAPLE
MT VERNON COURT	HONEY LOCUST
MOUNTAIN SHADOWS DRIVE	BRISBANE BOX
MOUNTAIN VIEW AVENUE, N OF EL CAMINO REAL	NORWAY MAPLE
MOUNTAIN VIEW AVENUE, S OF EL CAMINO REAL	BRISBANE BOX
MUIR DRIVE	BRISBANE BOX
MURLAGAN AVENUE	CHINESE PISTACHE
NANCY COURT	BRISBANE BOX
NATIONAL AVENUE	NORWAY MAPLE
NEDSON COURT	CHINESE PISTACHE
NILDA AVENUE	RED MAPLE
NITA AVENUE	AUSTRALIAN WILLOW
NOTRE DAME DRIVE	NORWAY MAPLE
OAK AVENUE	BRISBANE BOX



# CITY STREET TREE MASTER LIST

MIDDLEFIELD ROAD, EAST	MAIDENHAIR
MIDDLEFIELD ROAD, WEST	RAYWOODI ASH
MILLER AVENUE	RED MAPLE
MINARET AVENUE	HONEY LOCUST
MIRAMONTE AVENUE	BRISBANE BOX
MOFFETT BOULEVARD	SCARLET OAK
MONROE DRIVE	CHINESE PISTACHE
MONTALTO DRIVE	NORWAY MAPLE
MONTEBELLO AVENUE	MAIDENHAIR
MONTECITO AVENUE	RAYWOODI ASH
MONTGOMERY AVENUE	MAIDENHAIR
MOORPARK WAY	BRISBANE BOX
MORA DRIVE	BRISBANE BOX
MORAGA DRIVE	BRISBANE BOX
MORGAN STREET	EUROPEAN WHITE BIRCH
MORTON COURT	NORWAY MAPLE
MT VERNON COURT	HONEY LOCUST
MOUNTAIN SHADOWS DRIVE	BRISBANE BOX
MOUNTAIN VIEW AVENUE, N OF EL CAMINO REAL	NORWAY MAPLE
MOUNTAIN VIEW AVENUE, S OF EL CAMINO REAL	BRISBANE BOX
MUIR DRIVE	BRISBANE BOX
MURLAGAN AVENUE	CHINESE PISTACHE
NANCY COURT	BRISBANE BOX
NATIONAL AVENUE	NORWAY MAPLE
NEDSON COURT	CHINESE PISTACHE
NILDA AVENUE	RED MAPLE
NITA AVENUE	AUSTRALIAN WILLOW
NOTRE DAME DRIVE	NORWAY MAPLE
OAK AVENUE	BRISBANE BOX

# CITY STREET TREE MASTER LIST

OAK LANE	HONEY LOCUST
OAK STREET	CHINESE PISTACHE
OLD MIDDLEFIELD WAY	RED MAPLE
OLIVE COURT	MAIDENHAIR
ORANGE TREE LANE	RED MAPLE
ORCHARD AVENUE	NORWAY MAPLE
ORMONDE DRIVE	MAIDENHAIR
ORMONDE WAY	MAIDENHAIR
ORTEGA AVENUE	MAIDENHAIR
OUR LANE	RED MAPLE
PACIFIC AVENUE	NORWAY MAPLE
PACHETTI WAY	EUCALYPTUS
PALMER AVENUE	FERN PINE
PALO ALTO AVENUE	BRISBANE BOX
PAMELA DRIVE	BRISBANE BOX
PARK COURT	BRISBANE BOX
PARK DRIVE	BRISBANE BOX
PARKER COURT	NORWAY MAPLE
PARKER STREET	NORWAY MAPLE
PASTEL LANE	CHINESE TALLOW
PATRICIA COURT	BRISBANE BOX
PAUL AVENUE	BRISBANE BOX
PEACHTREE COURT	MAIDENHAIR
PEACOCK AVENUE	ORNAMENTAL PEAR
PEAR AVENUE	CALIFORNIA PEPPER
PEARTREE LANE	MAIDENHAIR
PERICH COURT	MAIDENHAIR
PERMANENTE WAY	CHINESE PISTACHE
PETRIE WAY	MAIDENHAIR
PETTIS AVENUE	NORWAY MAPLE

# CITY STREET TREE MASTER LIST

PHYLLIS AVENUE	MAIDENHAIR
PHYLLIS COURT	MAIDENHAIR
PIAZZA DRIVE	MAIDENHAIR
PILGRIM AVENUE	NORWAY MAPLE
PIONEER WAY	HONEY LOCUST
PLAZA COURT	MAIDENHAIR
PLUMTREE LANE	MAIDENHAIR
PLYMOUTH STREET	ORNAMENTAL PEAR
POLARIS AVENUE	EUCALYPTUS
POLK COURT	CHINESE TALLOW
PORTERFIELD COURT	RED MAPLE
POST STREET	TULIP TREE
PRESTON COURT	BRISBANE BOX
PRESTON DRIVE	BRISBANE BOX
PRISCILLA COURT	NORWAY MAPLE
PROMETHEAN COURT	TULIP TREE
QUINCY DRIVE	CHINESE PISTACHE
RAINBOW DRIVE	RED MAPLE
RAMOS COURT	GOLDENRAIN
RAVENDALE DRIVE	BRISBANE BOX
RAVENSWOOD DRIVE	BRISBANE BOX
REDCLIFF COURT	CHINESE TALLOW
REDDING DRIVE	RED MAPLE
REINERT ROAD	ORNAMENTAL PEAR
RENGSTORFF AVENUE	BRISBANE BOX/SCARLET OAK
RICH AVENUE	NORWAY MAPLE
RICHARD COURT	CHINESE PISTACHE
RIDGEMONT DRIVE	CHINESE PISTACHE
ROCK STREET	EUROPEAN WHITE BIRCH

# CITY STREET TREE MASTER LIST

RONDEN COURT	CHINESE TALLOW
ROSE AVENUE	FERN PINE
ROSLYN COURT	RED MAPLE
RUSTY LANE	HOLLY OAK
RUTH AVENUE	AUSTRALIAN WILLOW
SAN ANTONIO ROAD	NORWAY MAPLE/SYCAMORE
SAN ARDO WAY	CHINESE PISTACHE
SAN CARLOS AVENUE	CHINESE PISTACHE
SAN CARRIZO WAY	CHINESE PISTACHE
SAN CLEMENTE WAY	MAIDENHAIR
SAN DOMAR COURT	HONEY LOCUST
SAN DOMAR DRIVE	HONEY LOCUST
SAN EDINA DRIVE	BRISBANE BOX
SAN JOAQUIN DRIVE	CHINESE PISTACHE
SAN LEANDRO DRIVE	NORWAY MAPLE
SAN LUCAS AVENUE	CHINESE PISTACHE
SAN LUCAS COURT	CHINESE PISTACHE
SAN LUIS AVENUE	HONEY LOCUST
SAN LUPPE DRIVE	CHINESE PISTACHE
SAN MARCOS CIRCLE	CHINESE PISTACHE
SAN MARINO CIRCLE	CHINESE PISTACHE
SAN MARINO DRIVE	CHINESE PISTACHE
SAN ONOFRE WAY	MAIDENHAIR
SAN PABLO AVENUE	MAYTEN
SAN PIERRE WAY	MAYTEN
SAN RAFAEL AVENUE	BRISBANE BOX
SAN RAMON AVENUE	HONEY LOCUST
SAN SIMEON DRIVE	CHINESE PISTACHE
SAN VAQUERO AVENUE	HONEY LOCUST
SAN VERNON COURT	CHINESE PISTACHE

# CITY STREET TREE MASTER LIST

SANTA CLARA AVENUE	MAYTEN
SANTA ROSA AVENUE	AUSTRALIAN WILLOW
SEVELY DRIVE	GOLDENRAIN/CHINESE PISTACHE
SHADY SPRING LANE	CHINESE PISTACHE
SHARY AVENUE	BRISBANE BOX
SHERLAND AVENUE	BRISBANE BOX
SHOWERS DRIVE	NORWAY MAPLE
SIERRA AVENUE	NORWAY MAPLE
SIERRA VISTA AVENUE N OF OLD MIDDLEFIELD	EUCALYPTUS
SIERRA VISTA AVENUE S OF MIDDLEFIELD RD	RAYWOODI ASH
SILVA AVENUE	EUCALYPTUS
SILVA COURT	EUCALYPTUS
SILVERWOOD AVENUE	EUCALYPTUS
SLADKY AVENUE	RED MAPLE
SLEEPER AVENUE	CHINESE TALLOW
SNOW STREET	HONEY LOCUST
SOLACE PLACE	BRISBANE BOX
SOLADO DRIVE	CHINESE PISTACHE
SOLANA DRIVE	RAYWOODI ASH
SONDGROTH WAY	NORWAY MAPLE
SONIA WAY	BRISBANE BOX
SOUTH DRIVE	BRISBANE BOX
SPACEPARK WAY	HONEY LOCUST
SPENCER COURT	BRISBANE BOX
SPRING STREET	EUROPEAN WHITE BIRCH
SPRINGER ROAD	RED MAPLE
ST GILES LANE	RED MAPLE
STAMM AVENUE	BRISBANE BOX
STANFORD AVENUE	RED MAPLE
STARR WAY	GOLDENRAIN
STIERLIN ROAD	NORWAY MAPLE

# CITY STREET TREE MASTER LIST

SUN-MOR WAY	RED MAPLE
SUNNYVIEW LANE	CHINESE TALLOW
SUZETTE LANE	AUSTRALIAN WILLOW
SWANSON WAY	RED MAPLE
SYLVAN AVENUE	CHINESE PISTACHE
TAHOE TERRACE	GOLDENRAIN
TAMALPAIS STREET	RAYWOODI ASH
TAYLOR COURT	NORWAY MAPLE
TELFORD AVENUE	EUROPEAN WHITE BIRCH
TERMINAL BOULEVARD	EUCALYPTUS
TERRA BELLA AVENUE	EUCALYPTUS
THADDEUS DRIVE	CHINESE PISTACHE
THATCHER COURT	BRISBANE BOX
THATCHER DRIVE	BRISBANE BOX
THE AMERICANA	CHINESE PISTACHE
THOMAS COURT	CHINESE TALLOW
THOMPSON AVENUE	CHINESE PISTACHE
THOMPSON COURT	CHINESE PISTACHE
THOMPSON SQUARE	CHINESE PISTACHE
TODD STREET	RED MAPLE
TOFT STREET	MAIDENHAIR
TRANSPORT STREET	EUCALYPTUS
TREATON COURT	GOLDENRAIN
TROPHY DRIVE	GOLDENRAIN
TRUMAN AVENUE	BRISBANE BOX
TULANE COURT	BRISBANE BOX
TULANE DRIVE	BRISBANE BOX
TYLER PARK WAY	MAIDENHAIR
TYRELLA AVENUE	RAYWOODI ASH

# CITY STREET TREE MASTER LIST

UNIVERSITY AVENUE	RED MAPLE
VAN BUREN CIRCLE	BRISBANE BOX
VAQUERO DRIVE	HONEY LOCUST
VARDIS COURT	BRISBANE BOX
VARSITY COURT	MAIDENHAIR
VASSAR AVENUE	ORNAMENTAL PEAR
VELARDE STREET	BRISBANE BOX
VERDANT AVENUE	BRISBANE BOX
VERNON DRIVE	CHINESE PISTACHE
VICTOR WAY	BRISBANE BOX
VICTORY AVENUE	FERN PINE
VIEW STREET	BRISBANE BOX
VILLA STREET	CHINESE PISTACHE
VILLAGE COURT	BRISBANE BOX
VILLA NUEVA COURT	RED MAPLE
VILLA NUEVA WAY	RED MAPLE
VINCENT DRIVE	BRISBANE BOX
VISTA GRANDE AVENUE	GOLDENRAIN
VOLTI LANE	MAYTEN
WAGNER AVENUE	NORWAY MAPLE
WAKEFIELD DRIVE	EUCALYPTUS
WAKE FOREST DRIVE	NORWAY MAPLE
WALKER DRIVE	NORWAY MAPLE
WALNUT DRIVE	RED MAPLE
WASATCH DRIVE	MAYTEN
WASHINGTON STREET	AUSTRALIAN WILLOW
WAVERLY PLACE	MAYTEN
WELLESLEY COURT	MAYTEN
WENTWORTH STREET	EUCALYPTUS

# CITY STREET TREE MASTER LIST

WESTFORD WAY	NORWAY MAPLE
WHISMAN ROAD NORTH	NORWAY MAPLE
WHISMAN ROAD SOUTH	NORWAY MAPLE
WHITNEY COURT	RAYWOODI ASH
WHITNEY DRIVE	RAYWOODI ASH
WILLIAMS WAY	RAYWOODI ASH
WILLOWGATE STREET	SYCAMORE
WILSEY COURT	MAYTEN
WILSON COURT	CHINESE PISTACHE
WINFIELD DRIVE	MAIDENHAIR
WINSTON PLACE	NORWAY MAPLE
WOODGREEN WAY	AUSTRALIAN WILLOW
WOODLEAF WAY	SCARLET OAK
WOODSTOCK LANE	CHINESE PISTACHE
WRIGHT AVENUE	NORWAY MAPLE
WYANDOTTE STREET	ORNAMENTAL PEAR
YALE DRIVE	BRISBANE BOX
YORKSHIRE WAY	NORWAY MAPLE
YORKTON DRIVE	GOLDENRAIN
YOSEMITE AVENUE	BRISBANE BOX
YUBA DRIVE	BRISBANE BOX